

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF SOUTH BRUNSWICK  
FOR PRD-III SOUTHRIDGE HILLS, INC/TOWN CENTER GRANTING PRELIMINARY  
SITE PLAN APPROVAL FOR SECTION I, TOGETHER WITH VARIANCE RELIEF

WHEREAS, on April 21, 1987, applicant, Southridge Hills, Inc. (PRD 3) submitted to the Board an application for preliminary site plan approval for Section I of the overall development with variances and reverse subdivision for property known as Town Center and located on New Road, and;

WHEREAS, the entire tract consisted, at the time of the application of Block 85, Lots 17, 18.02, 19, 20, 21, 22.01, 24, 26, 32, 33, 34, 35.10 and 39 and at the Township's request these lots were consolidated by deed dated January 21, 1988 into Block 85, Lot 17.01.

WHEREAS, Section I is part of Town Center, 254 acres of which is owned by applicant;

WHEREAS, applicant has submitted for conceptual review by the Planning Board, an overall concept plan which contained an overall development plan and land use open space and recreation street pattern, storm water management plan, water distribution, sanitary and development phasing plan for the entire 254 acres; and

WHEREAS, the plans for Section I were revised and deemed complete on June 4, 1987; and

WHEREAS, the following plans/documents have been submitted for review and considered part of this application:

- (a) Preliminary Site Plan package (20 sheets), prepared by Bernard R. Berson & Associates, Inc.; last revised 12/22/87.
- (b) Reverse Minor Subdivision Plat, by Berson Assoc., dated February 20, 1987.
- (c) Conceptual Plan of Storm Water Management - Concept "A", by Berson Assoc., last revised 3/16/88.
- (d) Conceptual Plan of Sanitary Sewer and Water - Concept "A", by Berson Assoc., last revised 3/16/88.
- (e) Concept Plan - Recreation/Open Space, by E. Eugene Cross Associates, dated August 18, 1987.

- (f) Architectural drawings PA1-PA4, by The Cahill Partnership, dated 11/14/86.
- (g) Drainage analysis Report, dated 12/22/87, by Wm. Buzby, P.E.
- (h) Project description narrative, November 1986, as amended and supplemented by Oross Assoc.
- (i) Traffic Impact Study, April, 1987, as amended by Oross Assoc.
- (j) Report on Environmental Impacts of John C. Dolph Co. on Southridge Hills, by J.H. Crow Company, Inc., dated April 7, 1987.

WHEREAS, an extension for decision on this matter was stipulated to by the applicant through May 15, 1988; and

WHEREAS, the South Brunswick Township Planning Board held public hearings on Section I on 1/12/88, 2/9/88, 2/29/88, 4/12/88 and 5/2/88; and

WHEREAS, the South Brunswick Township Planning Board has made the following finds of fact regarding Section I:

1. Property taxes have been paid to date.
2. This portion of the tract known as Section I consists 55.67 acres, presently with open land and mature woodland. The applicant is proposing to build 208 townhouses.
3. Bulk Variances are required to permit Laurel Court and Southridge Drive, walkways, decks and drainage facilities within the required buffer on the perimeter of the tract as set forth on the submitted plans. A variance is also required to permit 0.2 spaces of the required 2.2 off-street parking spaces to be located along portions of one side of the private streets.
4. The applicant has agreed to provide the equivalent of 191 low and moderate income units as required by the Township on the conceptual plan and will phase these units into its construction schedule as required by Township ordinance.

5. The applicant will construct two lanes not including the top course of Northumberland Way from the proposed Route 522 to Major Road as an ingress and egress to Section I. The top course shall be installed concurrent with the construction of subsequent sections. It shall be completed no later than 30 days prior to the completion of the construction of the train station.
6. Township Traffic Consultant Gary Davies of Garmen Associates has reviewed these plans and stated to the Board that other than Northumberland Way as outlined on applicant's plans utilizing an interim intersection to Major Road, no off tract improvements are necessary for the construction of Section I.
7. The applicant has consolidated all his lots into one known as Lot 17.01, Block 85 by deed dated January 21, 1988, and has withdrawn his request for a reverse subdivision.
8. The Applicant had appeared at public hearings on 8/25/87 and 11/10/87 prior to the revisions of Applicant's plans.

NOW, THEREFORE, BE IT RESOLVED on this 2nd day of May, 1988, that the South Brunswick Township Planning Board confirms hereby its actions of tonight in granting preliminary approval for the Section I site plan together with the bulk variances noted, subject, however, to the following conditions:

- A. An adequate number of dumpsters for construction debris shall be provided on site and all construction/demolition debris shall be disposed of at a licensed solid waste facility.
- B. Subject to DEP approval, the applicant shall submit copies of the site plan to the Middlesex County Mosquito Control Commission for recommendations and design the detention basins pursuant to recommendations of the Middlesex County Mosquito Control Commission.



- C. Applicant shall provide a noise mitigation plan for all buildings within 400' of proposed Route #522. The plan shall precisely depict which portion of the buildings are required to have special sound attenuation construction techniques and/or specifications in order to meet the dwelling use interior sound level deemed in compliance with Federal Highway Administration standards. The plan shall be submitted to the Bureau of Environmental Analysis NJDOT for review and comment.
- D. The application shall be required, upon submission of subsequent sections potentially impacted by proposed Route 522, to provide additional analysis and to insure compliance with the standards in paragraph 3 above.
- E. Compliance with certain items in the February 3, 1988 Memorandum from Robert G. Hall to the Board as follows:
- (a) 6. The Tax Assessor requires that the number designation and street address of each unit be noted on the plans. This information is to be incorporated on a revised plan.
  - (b) 8. The revised Site Plan has further relocated several of the structures and, at this point, the Concept Plan for Recreation/Open Space, referenced in my January 12th memo, is not consistent with the revised Site Plan and must be revised.
  - (c) 9. The "gross density" of the project should not include areas proposed for commercial and office development. This will require revisions to pages 4,5, and 8 of the revised Narrative and to sheet 1 of 20 of the Site Plan. Acreage and areas proposed for commercial and office development must also be included on the Site Plan.
  - (d) 12. In order to insure equitable and adequate distribution of open space and amenities throughout the project, open space calculations should be provided for each section.

- (e) 22. The applicant must provide additional information to comply with requirements of Section 175-46A(2), specifically the following items:
- (i) The form of the organization proposed to own and maintain common open space.
  - (ii) The proposed provision for disposition of storm and sanitary sewer.
  - (iii) The projected schedule for development and the approximate times when final approvals would be requested.
  - (iv) The proposed number of bedrooms for all dwelling units.
- (f) 27. Proposed lot lots need more detailed review as to location and equipment provided therein.
- (g) 31. Detention basin maintenance agreements will be required.
- F. Applicant shall provide a public bike path in conjunction with the construction of subsequent sections through the open space and in the easterly portion of the Section, and a bike path connection from the developed portion of the Section I to the public bike path. All bike paths shall be constructed to Township specifications. The precise location of these bike paths, and comprehensive systems through the entire project, and construction phasing of same, shall be determined at the time of preliminary site plan submissions of subsequent sections.
- G. Applicant shall be responsible for constructing any utility/drainage crossings of proposed Route 522, and for obtaining any and all permits therefor.
- H. Proof of a sanitary sewer easement across Lot 18.01, as shown on the applicant's Sewer and Water Master Plan, shall be submitted with any subsequent application requiring this proposed sewer line or submit an alternative plan.